

0 30 60
SCALE: 1"=30'



VICINITY MAP
NOT TO SCALE

LEGEND

●	IRON ROD END.
×	"X" IN CONC.
○	CAPPED IR. SET
○	POWER POLE
○	LIGHT POLE
⊕	WATER VALVE
⊕	WATER METER
⊕	ELEC. MANHOLE
⊕	SAN. SEW. M.H.
⊕	GAS RISER
⊕	TEL. PED.
⊕	FENCE CORNER
⊕	UNDERG. CABLE
⊕	FIRE HYDRANT

UTILITY EASEMENTS

Any public utility, including the City of Fort Worth, shall have the right to move and keep moved all or part of any building, fence, tree, shrub, other growth or improvement which in any way endangers or interferes with the construction, maintenance, or efficiency of its respective systems on any of the easements shown on the plat; and they shall have the right at all times to ingress and egress upon said easements for the purpose of construction, reconstruction, inspection, patrolling, maintaining, and adding to or removing all or part of its respective systems without the necessity at any time of procuring the permission of anyone.

BUILDING PERMITS

No building permits shall be issued for this Subdivision until an appropriate CFA or other acceptable provisions are made for the construction of any applicable water, sewer, storm drain, street lights, sidewalks, or paving improvements; and approval is first obtained from the City of Fort Worth.

SITE DRAINAGE STUDY

A site drainage study, showing conformance with the approved roadway drainage plan, may be required before any building permit will be issued on this site (a grading plan in some instances may be adequate). If the site does not conform, then a drainage study may be required along with a CFA for any required drainage improvements and the current owner shall submit a letter to the Department of Transportation and Public Works stating awareness that a Site Drainage Study will be required before any permit is issued. The current owner will inform each buyer of the same.

PRIVATE COMMON AREAS AND FACILITIES

The City of Fort Worth shall not be held responsible for the construction, maintenance or operation of any lots containing private common areas or facilities identified as such on this plat. Said areas shall include, but not limited to: private streets, emergency access easements, and gated security entrances; recreation areas, landscaped areas and open spaces; water and wastewater distribution systems and treatment facilities; and recreation/clubhouse/exercise buildings and facilities. The land owners and subsequent owners of the lots and parcels in this subdivision, acting jointly and severally as a land owners association, shall be responsible for such construction, reconstruction, maintenance and operation of the subdivision's private common areas and facilities, and shall agree to indemnify and hold harmless the City of Fort Worth, Texas, from all claims, damages and losses arising out of, or resulting from the performance of the obligations of said owners association, as set forth herein.

SIDEWALKS

Sidewalks are required adjacent to both sides of all public and private streets, in conformance with the Sidewalk Policy per "City Development Design Standards".

CONSTRUCTION PROHIBITED OVER EASEMENTS

No permanent buildings or structures shall be constructed over any existing or platted water, sanitary sewer, drainage, gas, electric, or any other utility easement of any type.

WATER/WASTEWATER IMPACT FEES

The City of Fort Worth has an ordinance implementing the assessment and collection of water and wastewater impact fees. The total amount assessed is established on the filing date of this Plat application, based upon schedule 1 of the current impact fee ordinance. The amount to be collected is determined under schedule 11 of said ordinance, and becomes effective on the date a building permit is issued, or the connection date to the municipal water and/or wastewater system.

TRANSPORTATION IMPACT FEES

The City of Fort Worth has an ordinance implementing the assessment and collection of transportation impact fees. The total amount assessed is established on the approval date of this plat application, based upon Schedule 1 of the impact fee ordinance in effect as of the date of the plat. The amount to be collected is determined under schedule 2 of said ordinance, and is due on the date a building permit is issued.

PARKWAY PERMIT

Parkway improvements such as curb and gutter, pavement tie in, drive approaches, sidewalks and drainage inlets may be required at time of building permit issuance via a parkway permit.

URBAN FORESTRY

Compliance with Tree Ordinance # 18615-05-2009 will be required.

P.R.V. REQUIREMENT

Private P.R.V.'s will be required if water pressure exceeds 80 P.S.I.

Covenants or Restrictions are Un-altered

This Replat does not vacate the previous "Plat of Record" governing the remainder of the subdivision, nor does it amend or remove any deed covenants or restrictions.

NOTES

1. THE BEARING BASIS FOR THIS PLAT OF SURVEY IS ASSUMED. THE FINAL PLAT DOES NOT SHOW BEARINGS.

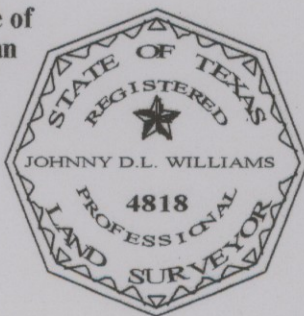
2. THE PROPERTY DEPICTED IN THIS SURVEY DOES NOT LIE WITHIN AN EXISTING 100 YEAR FLOOD PLAIN AS SHOWN ON FLOOD INSURANCE RATE MAPS FOR TARRANT COUNTY, TEXAS AND INCORPORATED AREAS, COMMUNITY MAP NO. 48439C0190 K, MAP REVISED SEPTEMBER 25, 2009.

SURVEYOR'S CERTIFICATION STATE OF TEXAS: COUNTY OF TARRANT:

I, the undersigned, a Registered Professional Land Surveyor, in the State of Texas, hereby state this plat is true and correct and was prepared from an actual survey of the property made under my supervision on the ground.

Johnny D.L. Williams
Johnny D.L. Williams
Registered Professional Land Surveyor
Texas Registration No. 4818

Date April 15, 2014



FORT WORTH

CITY PLAN COMMISSION CITY OF FORT WORTH, TEXAS

THIS PLAT IS VALID ONLY IF RECORDED WITHIN
NINETY (90) DAYS AFTER DATE OF APPROVAL

Plat Approval Date: 4/24/2014

By: *Charles R. Ruff* Chairman

By: *Danah B. Bughoff* Secretary

PROPERTY DESCRIPTION

Lot 2 in Block 4 of Monticello, an Addition to the City of Fort Worth, Tarrant County, Texas, according to the map or plat thereof recorded in Volume 1037, Page 200, Plat Records Tarrant County, Texas.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS

THAT, Judy Blakeman and George Blakeman, do hereby adopt this plat as LOT 2R Block 4, MONTICELLO, an Addition to the City of Fort Worth, Tarrant County, Texas, and does hereby dedicate to the public use forever the streets and easements shown hereon.

WITNESS OUR HAND THIS the 14th day of April, 2014.

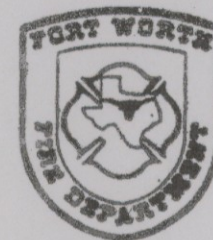
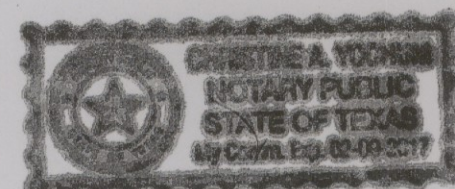
Judy Blakeman *George Blakeman*
JUDY BLAKEMAN GEORGE BLAKEMAN

STATE OF TEXAS
COUNTY OF Tarrant

BEFORE ME, the undersigned authority, a notary public in and for said county and state, on this day personally appeared Judy Blakeman and George Blakeman, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and consideration therein expressed.

Christine A. Yochum
Notary Public in Tarrant County, Texas

My commission expires: 2/9/2017



Capt. Wes
4-24-14

FS14-044

FINAL PLAT LOT 2R, BLOCK 4 MONTICELLO

BEING A REVISION OF LOT 2, BLOCK 4,
MONTICELLO ADDITION AS RECORDED
IN VOLUME 1037, PAGE 200, PLAT
RECORDS, TARRANT COUNTY, TEXAS.
0.231 ACRES
10,048 SQ. FT.

THE PURPOSE OF THIS AMENDING PLAT IS TO
AMEND THE BUILDING SET BACK LINE ALONG
MONTICELLO DRIVE FROM 30' TO 25', AND TO
AMEND THE BUILDING SET BACK LINE ALONG
WEST 6TH STREET FROM 25' TO 20'.

Case No. FS-14-044

DATE: APRIL 15, 2014

OWNER

JUDY AND GEORGE BLAKEMAN
3719 W. 6th STREET
FORT WORTH, TEXAS, 76107

SURVEYOR:

WHITFIELD - HALL SURVEYORS
REGISTERED PROFESSIONAL LAND SURVEYORS
3559 WILLIAMS ROAD, SUITE 107
FORT WORTH, TEXAS 76116
(817) 560-2916

THIS PLAT RECORDED IN DOCUMENT NUMBER D21408 3231, DATE April 25th, 2014

JOB #13-251